



**MITCHELLS**  
REALTY



### **L2/85 Madsen Road Urraween QLD**

This large, 1910m<sup>2</sup> elevated vacant allotment is fully titled and build-ready for your new dream home!

You will immediately appreciate the convenience that comes with living only minutes away from the thriving heart of Hervey Bay and essential amenities, including - Stockland shopping centre, Bunnings, Pialba Place shopping centre, Eli Waters Shopping centre, several Schools, the new Fraser Coast Sports and Recreation Precinct, TAFE, University, hospitals, Golf course, Esplanade, beach and the emerald waters of Hervey Bay.

85 Madsen Road, Urraween, features: -

- A large, fully titled and build-ready 1910m<sup>2</sup> allotment
- Services available include power, water and NBN
- Approx 30 metres of sealed concrete driveway
- Approx 22 metre-high entry carport - ideal for caravans and boats
- Colourbond fence to one side, separating the home below
- Small to large granite landscaping rocks onsite
- Established shady trees and gardens
- Provision in place to add an electric gate to the front
- Soil test available
- Custom house plans available with the ability to be modified

Large, build-ready allotments like this are rare and always in high demand - so don't miss this opportunity!

Contact our team to secure this rare vacant block ready for your new home NOW!

NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

DISCLAIMER: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Mitchells Realty makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only for marketing purposes.

**Price** : Offers from \$400,000-  
**Land Size** : 1910 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/1285-madsen-road-urraween-qld/8011374>



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